

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, FEBRUARY 11, 2023 @ 10:00 am

AS A HYBRID MEETING

PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND

AUDIO CONNECTION: 1-844-854-2222 (Toll Free) Access code: 822680#

OWNER'S QUESTIONS

Each homeowner wishing to make comments to the Board can do so during the Open Forum and the homeowner will be given 3 minutes to speak. Comments may or may not be addressed by the Board at that time. Homeowners may not give their time to another homeowner.

- **CALL TO ORDER OF REGULAR MEETING (Audio Conference) 10:01 am**
Andy Santamaria - President - **Present**
Lya Findel – Vice-President - **Present**
Bruce Kulpa - Treasurer - **Present**
Barbara Lopez - Secretary - **Present**
Bruce Spradlin – Director - **Absent**

EXECUTIVE SESSION SUMMARY – Board approved adding a \$23,214 contract to re-pipe a townhome to the agenda and then approved Ocean View Plumbing and Rooter (\$8,250.00) and 805 Property Restoration (\$14,964.31) to perform the work; Board discussed a rules violation with one owner and approved a payment plan for another owner; approved the reimbursement of \$605.00 to an owner for towing services; and the January 14, 2023, Executive Board Meeting minutes were approved.

GUEST/PRESENTATION - None

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA - None**
- **CONSENT AGENDA – Andy Santamaria moves, Bruce Kulpa seconds, to approve the Consent Agenda. Motion passed 4-0-1 with Bruce Spradlin being absent.**
Expenditures (sample)
 - \$32,000 – Rail Painting
 - \$11,273 – Earthquake Insurance Premium
 - \$10,056 – Stairway Repairs and Painting
 - \$10,048 – Water Leak Repair
 - \$8,333 – Water Heater
 - \$5,200 – Landscaping Monthly Fee
 - \$5,179 – Elevator Service Fee
 - \$3,053 – Surfside Drive Main Gate Painting
 - \$2,525 – Welding Service
 - \$2,381 – After Hour Elevator Service Repair Charge
 - \$1,880 – Pool Service Fee
 - \$1,700 – Property Management Fee
 - \$1,366 – Worker's Comp Insurance Fee
 - \$884 – Architect Design Fee
 - \$556 – Plumbing Service
 - \$485 – Pest Control Fee

- \$450 – Surfside Drive Main Gate Repair
 - \$330 – Gutter Repair
 - \$285 – Termite Service Fee
 - \$273 – Printing and Postage
 - \$225 – Clubhouse Door Reader Repair
 - January 14, 2023, Open Board Minutes
- **COMMITTEE REPORTS – Barbara Lopez, Chair, made a presentation.**
 - Unit Improvement Committee – **687 Bluewater Way** – Building 8, 3rd floor, approval to install flooring with approved underlayment.
- **OFFICER REPORTS**
 - President
 - Discussion on Ceiling Reinforcement Project Status – **Discussion held.**
 - Property Manager Position – **Monica Martinez has been hired as the Property Manager.**
 - Painting of Industrial Way Property Wall by owner – **Board decided not to allow painting of the wall.**
 - Board Discussion
 - Vice-President
 - Board Discussion – **Discussion held.**
 - Treasurer
 - Financial Discussion – **Presentation made.**
 - Board Discussion
 - Board Approval of Association Finances – AB 2912 for January 2023 – **Andy Santamaria moves, Bruce Spradlin seconds, to approve the Association Finances per SB2912 and to authorize the President to sign the form on behalf of the Board. Motion passes 4-0-1 with Bruce Spradlin being absent.**
 - Secretary – Board Discussion – **No Report**
 - Director – Board Discussion – **No Report**
 - **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - **978 Lighthouse Way** – townhome, request to install camera on back patio – **Lya Findel moves, Andy Santamaria seconds, to approve the installation of a camera on the back patio. Motion passes 4-0-1 with Bruce Spradlin being absent.,** pour concrete patio in the front patio adjacent to existing walk – **Lya Findel moves, Andy Santamaria seconds, to deny the pouring of concrete in the front patio area and instead approve the installation of pavers. Motion passes 4-0-1 with Bruce Spradlin being absent,** and remodel the upstairs bathroom – **Lya Findel moves, Andy Santamaria seconds, to approve the remodeling of the upstairs bathroom. Motion passes 4-0-1 with Bruce Spradlin being absent.**
 - **504 Ebbtide Circle** – Building 1, 2nd floor, request to install camera on stucco wall – **Andy Santamaria moves, Barbara Lopez seconds, to approve the request to install a camera on the wall. Motion passes 4-0-1 with Bruce Spradlin being absent.**
 - **LIENS - None**
 - **NEXT MEETING** – The next meeting will be held at 10:00 am, March 11, 2023.
 - **MEETING ADJOURNED - Meeting was adjourned at 10:48 am**

A. Santamaria 3/14/2023